To: Urdiales, Aaron[Urdiales.Aaron@epa.gov]; Land, Kelcey[Land.Kelcey@epa.gov]
Cc: Sisk, Richard[Sisk.Richard@epa.gov]
From: Rudy, Michael
Sent: Tue 5/19/2015 7:57:43 PM
Subject: RE: FHA Loan Issues in Silverton

Two Reports (OBM) and (EPA)

Brigid sent us a report that is about to be issued by OMB that includes examples illustrating programs across the Executive Branch where agencies have been applying evidence, including the use of performance measures for the purpose of improving the budget decision-making and better measuring results. The Superfund Remedial Program is included as one of these programs (have a look).

D. Environmental Protection Agency (EPA)

Programs: Superfund Remedial program

Background: The EPA's Superfund Remedial program protects the American public and the nation's resources by assessing and cleaning up some of the most contaminated sites in the United States. The program conducts long term cleanup work, as well as oversees response work conducted by potentially responsible parties. Cleanup activities include characterizing the degree and scope of contamination from releases of pollutants and contaminants to the environment, developing cleanup strategies, designing and constructing remedies, conducting long-term operation, and monitoring of certain remedies. As a result, communities are safer, healthier, and realize economic benefits. These actions protect and restore the nation's precious and limited groundwater and surface water resources. In addition, some construction activities help to build, replace, or sustain critical components of the nation's infrastructure (i.e., water, transportation, and recreation). The human health benefits of remediating contaminated sites include reduced mortality and reduced morbidity risk from asthma, cancer, birth defects, adverse reproductive or developmental disorders, and other illnesses or injuries. Ecosystems also are improved by addressing pollutants from contaminated sites and protecting drinking water supplies and/or fishery habitats.

Superfund sites exist in thousands of communities across the United States, ranging from remote rural areas to large urban settings. The size and complexity of Superfund sites vary widely. A

site may have a very small footprint or may cover thousands of acres (land and/or water bodies).

Contaminated media at a Superfund site might include soils, buildings, sediments, surface water, air, and/or groundwater. Cost and time to clean up Superfund sites vary widely depending on the degree, type, and location of contamination. On average, a typical National Priorities List site will cost around $15 million; however some will cost more than $100 million by the time they are completed. A few sites, such as the Passaic River and the Bunker Hill sites, have the potential to exceed $500 million. Cleanup actions can take from a few months for a relatively straight-forward soil excavation or capping remedy to multiple decades for complex, area-wide groundwater, sediment, or mining remedies.

Use of Performance Information to Illustrate Outcomes:

EPA captures human health and economic benefits to demonstrate the outcomes of investments described in the Congressional Justification.

In a recent study, Columbia University, Massachusetts Institute of Technology (MIT), and University of California Berkeley researchers found that Superfund cleanups reduce the incidence of congenital anomalies by roughly 20-25 percent among infants born to mothers living within 2,000 meters of a site. The human health threats addressed by Superfund cleanups include lead contamination of residential soil, which can cause elevated blood levels in children. At the Tar Creek Site in Oklahoma, before cleanup, 21.7 percent of children less than 6 years old, the most vulnerable life stage, had significant elevated blood lead concentrations. After critical pieces of the remediation were conducted, including replacing contaminated soil, providing health education to the community, and relocating residents, blood lead concentrations have been reduced so that no children have blood lead above the target level.

At more than 850 Superfund sites, the EPA's engagement has facilitated their productive reuse. The new, continued, or planned reuse at these sites has benefited communities through local job creation, green space preservation, property value increases, local tax base enhancement, and quality of life improvements. **A peer-reviewed study found that residential property values within three miles of Superfund sites increased 18.6- 24.5 percent when sites were cleaned up and deleted from the NPL.** Additionally, data collected in 2014 for 450 of the 850 sites where reuse is occurring indicate that site cleanups can be a significant economic driver. Those sites now have approximately 3,470 operating businesses that generate annual sales over $65.1 billion and employ over 89,000 people, who earn a combined income of $6.0 billion.[1]

The literature review yielded the following findings:

- Many studies find that NPL sites have an impact on surrounding residential property values, but the impacts found vary in size and direction.
- Information on timing and attribution of price effects is unclear and not the question most of the existing studies investigated.
- **In cases where homes near an NPL site experience a decline in price associated with site proximity, there is some evidence that there may be a reversal of the decline after the site is listed and before the remedial action is complete.**
- The existing literature does not provide enough information to estimate the benefits of the Superfund program as a whole nor to estimate the benefits of the NPL.

http://www.epa.gov/superfund/programs/recycle/effects/property.html

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From: Urdiales, Aaron
Sent: Tuesday, May 19, 2015 1:42 PM
To: Rudy, Michael; Land, Kelcey
Subject: RE: FHA Loan Issues in Silverton

We should forward the article we're the universities just did a study that showed NPL sites increased property value by 25% when completed. :)

Aaron Urdiales

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